



**PLANNING COMMISSION
SUPPLEMENTAL AGENDA**

March 16, 2017

7:00 p.m.

7) Discussion Items

- a) OA16-05 – Zoning Ordinance Text Amendment to Reduce Maximum Building Heights in the C-4 District

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**PLANNING COMMISSION
REVISED REGULAR MEETING AGENDA**

March 16, 2017

7:00 p.m.

- 1) Call to Order** – Chairman Theresa Stein
- 2) Pledge of Allegiance**
- 3) Agenda Amendments** (Planning Commission and Staff)
- 4) Commissioner Disclosures**
- 5) Public Hearings**
 - a) None Scheduled
- 6) Presentations**
 - a) None Scheduled
- 7) Discussion Items**
 - a) *OA16-05 – Zoning Ordinance Text Amendment to Reduce Maximum Building Heights in the C-4 District*
- 8) Action Items**
 - a) SUP16-02 – Virginia Regional Transit Commuter Parking Lot
Note: Any Discussion Item may be added as an Action Item during the meeting by motion of the Planning Commission.
- 9) Information Items**
 - a) Status of Priority Work Items
- 10) Citizen Comments** – All citizens who wish to speak about an item or issue that is not listed for a public hearing will be given an opportunity to speak (3 minute limit per speaker).
- 11) Council Representative's Report**
- 12) Chairman's Comments**
- 13) Planning Commissioners' Comments**
- 14) Approval of Minutes**
 - a) February 2, 2017 Regular Meeting
 - b) February 2, 2017 Work Session
 - c) February 16, 2017 Regular Meeting
- 15) Adjournment**

If you require any type of reasonable accommodation as a result of physical, sensory or mental disability in order to participate in this meeting OR if you would like an expanded copy of this agenda, please contact the Department of Community Development at (540) 338-2304 at least three days in advance of the meeting. Expanded copies of the agenda may not be available the night of the meeting, please request a copy in advance.

USE OF ELECTRONIC DEVICES DURING MEETINGS For the comfort and consideration of others, all cellular phones must be turned off and cannot be used in the Council Chambers. Pagers must be set on silent or vibrate mode. This is requested because of potential interference with our recording devices and the transmittal of our hearing impaired broadcast.

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MEMORANDUM

To: Town of Purcellville Planning Commission
From: Chairman Theresa Stein and Commissioner Chip Paciulli
CC: Daniel Galindo
Date: March 13, 2017
Re: OA16-05 – Zoning Ordinance Text Amendment to Reduce Maximum Building Heights in the C-4 District

To aid in the discussion of Item #7a on the March 16, 2017 agenda, pages 6 and 7 of this packet are the Staff Report that went to the Board of Architectural Review (BAR), which contains the current Zoning Ordinance text for the C-4 District's height regulations. Commissioner Paciulli discussed with the BAR issues related to the current height standards that were put into effect with a 2008 amendment. Our proposal is to remove the current language and substitute it with the language that existed prior to the 2008 amendment, which is on page 8.

Also attached on page 9 are the results of the research Commissioner Stinnette did in January with regard to existing building heights.

Please review the information provided as the Commission will discuss this proposed change and others that may be appropriate in amending the C-4 height regulations.



STAFF REPORT
DISCUSSION ITEM

Item # 9a

SUBJECT: Maximum Building Height in the C-4 District

DATE OF MEETING: January 17, 2017

STAFF CONTACT: Daniel Galindo, AICP – Senior Planner

BACKGROUND:

On October 11, 2016, Town Council approved Resolution 16-10-02 initiating a number of Zoning Ordinance text amendments including an amendment to lower the maximum heights allowed in the C-4 Zoning District under various conditions. This issue was first raised by Planning Commissioner Chip Paciulli who recently discussed potential changes with the Planning Commission at their January 5th meeting. He has asked to discuss the idea with the Board of Architectural Review in order to hear your thoughts and concerns.

Current C-4 District Height Standards

from Article 4, Section 9, Subsection 9.8 of the Purcellville Zoning Ordinance

Buildings may be erected up to 45 feet in height provided that:

1. Any business building or part of such building which is located within 50 feet of any residential district shall not exceed 35 feet in height.
2. Any building may be erected to a height of 60 feet provided that the front façades of the building above 35 feet shall be set back at least ten additional feet from the front façade or front property line, whichever is greater distance from the public street.
3. Notwithstanding the provisions of Section 9.8.2., for properties in common ownership that abut North 21st Street, the building height at the front façade or the front property line, whichever is the greater distance from the public street, may be up to 35 feet in height; and up to 50 percent of the width of the front façade may be up to 65 feet in height, and those portions of the building greater than ten feet behind the front façade maybe a maximum of 75 feet in height.

For adjacent properties in common ownership that exceed an aggregate of two contiguous acres in size located in the C-4 district that abut East "O" Street, the maximum building height is 65 feet.

4. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, and flag poles of any height, and television antennas up to 125 feet in height, are exempt from height regulations. Parapet walls may be up to four feet above the height of the building on which the walls rest.
5. The zoning administrator may grant an administrative modification of these height limitations upon recommendations of the board of architectural review, which shall include a written explanation of how any such modification will better accomplish the purpose and intent of the district.

ADOPTED MARCH 1991

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property lines by means of fences, walls, hedges, planting screen or natural vegetation.

4. Refuse. Refuse containers or refuse storage shall be located in a paved area and hidden from general public view, either from within or outside the premises, by means of fences, walls, or landscape planting in accord with the requirements of this Ordinance.
5. Drainage. Provision shall be made for proper storm water drainage from parking and loading areas. Water shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Provision shall be made for protection against erosion and sedimentation in accord with applicable Town ordinances.

8.8 Height Standards

1. Buildings may be erected up to three stories and 45 feet in height except that:
 - a. Any business building or part of such building which is located within 200 feet of any Residential District shall not exceed two stories and ~~20~~ ³⁵ feet in height.
 - b. A public or semi-public building such as a school, church, or library, may be erected to a height of 60 feet provided that required front, side and rear yards shall be increased one foot for each foot in height over 50 feet.
 - c. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, and flag poles of any height, and television antennas up to 125 feet in height, are exempt from height regulations. Parapet walls may be up to four feet above the height of the building on which the walls rest.

8.9 Off-Street Parking and Loading Standards

Off-street parking and loading design standards and space requirements for particular uses are contained in Article 6.

8.10 Landscaping, Screening and Open Space

Regulations for landscaping, screening and open space are contained in Article 7.

Tip Stinnette

Fwd: Building Heights

Jan 14, 2017, 5:21:00 PM

Planning Commission

Chip Paciulli

Chip--I went out and measured the buildings in the vicinity of 21st Street today and then double checked the clinometer measurements with Google Earth Pro. I measured the "Red" building, Maggie's, the Professional Center across from Maggie's, Nichols Hardware, and Jose's. The attached pictures provide the vantage point of my measurements from street level which are as follows:

- Red: 42.66 Feet
- Maggie's: 39.41 Feet
- Professional Center: 32.86 Feet
- Nichols: 34.73 Feet
- Jose's: 41.95 Feet

Let me know if you have any questions or need more measurements...r/tip

For discussion purposes ONLY.